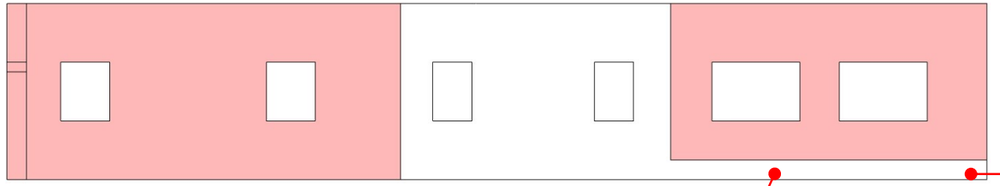
v DEMOLITION means:

- Removal of more than 50% of all exterior wall areas;
- Failure to maintain a contiguous (connecting without a break) portion of existing exterior wall area that is 50% or more of the total exterior wall area; or
- The remaining exterior wall area must maintain either the existing interior or existing exterior wall covering.
- For Historic Structures, removing or covering more than **25%** of the wall area facing a public street(s) and/or **50%** of all exterior wall area shall be deemed "Demolition"



(E) BACK ELEVATION

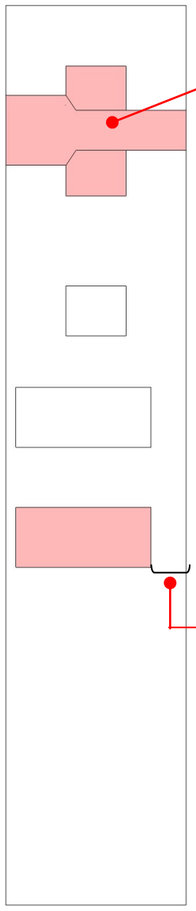
The remaining exterior wall area must maintain either the existing interior or existing exterior wall covering (except for street facing elevations of historic structures).

Less than 1 foot of existing wall surface area means this wall breaks contiguity.

WALL TO REMAIN

WALL TO BE REMOVED

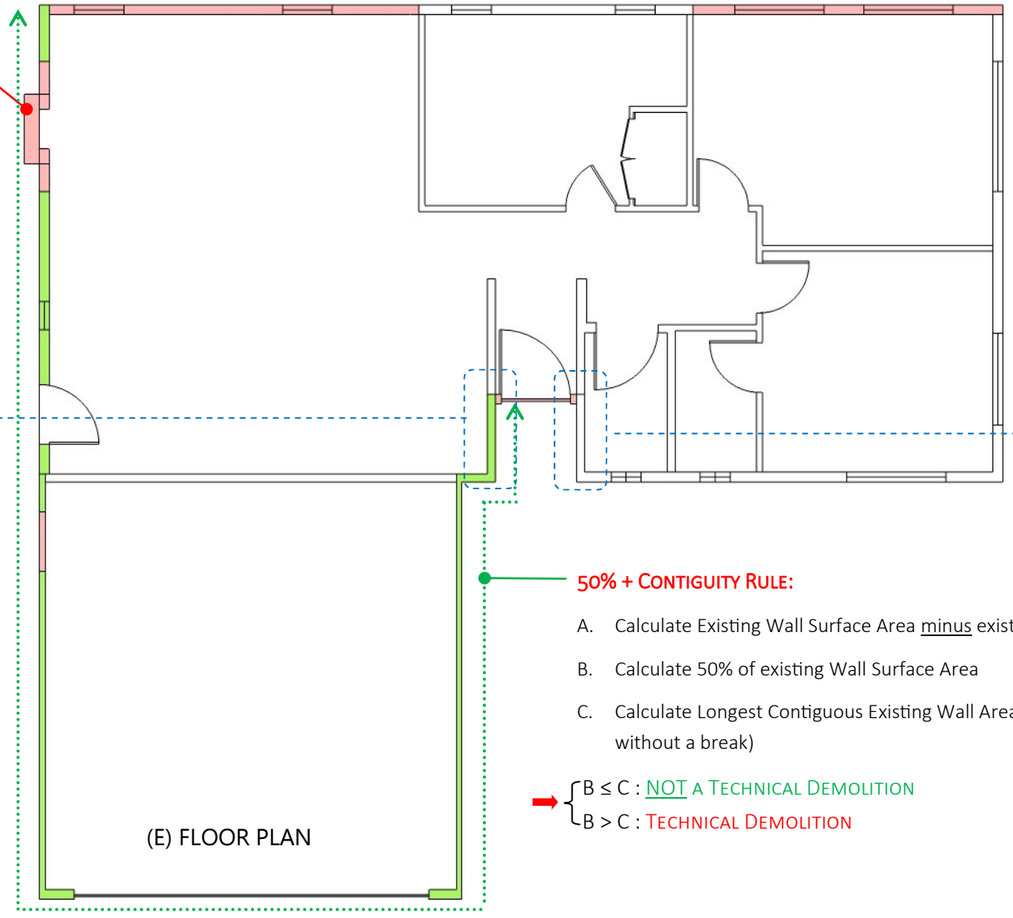
LONGEST CONTIGUOUS WALL



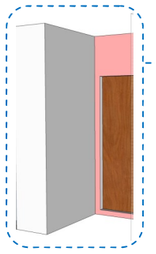
(E) LEFT ELEVATION

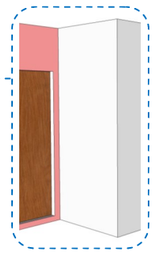
A one foot minimum connection of existing wall surface area is required to qualify as contiguous.

When a section of a wall has both the interior and exterior wall covering removed, this section of wall is considered demolished, even if the structural components (i.e., studs or sheathing) of the wall remain, except for historical structures for street facing elevations.



(E) FLOOR PLAN





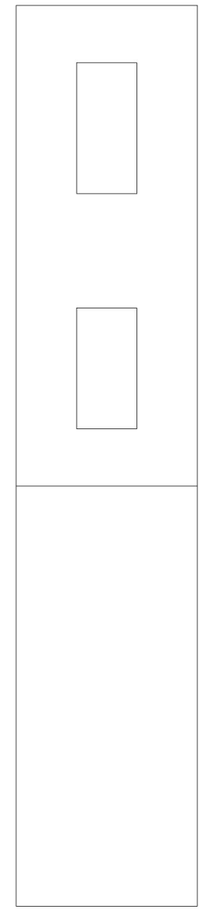
50% + CONTIGUITY RULE:

A. Calculate Existing Wall Surface Area minus existing windows, doors, vents

B. Calculate 50% of existing Wall Surface Area

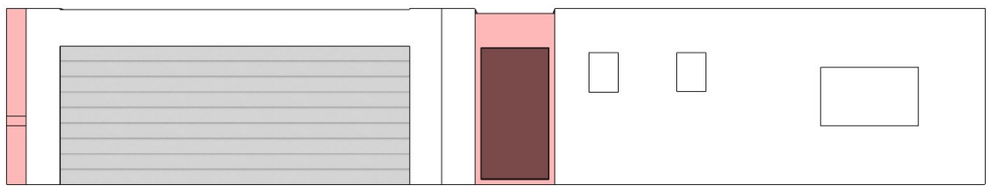
C. Calculate Longest Contiguous Existing Wall Area to Remain (area of exterior wall surface without a break)

→ B ≤ C : NOT A TECHNICAL DEMOLITION
→ B > C : TECHNICAL DEMOLITION



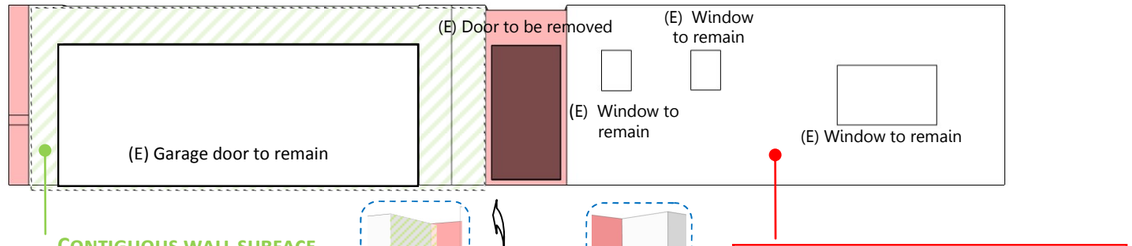
(E) RIGHT ELEVATION

(E) FRONT ELEVATION

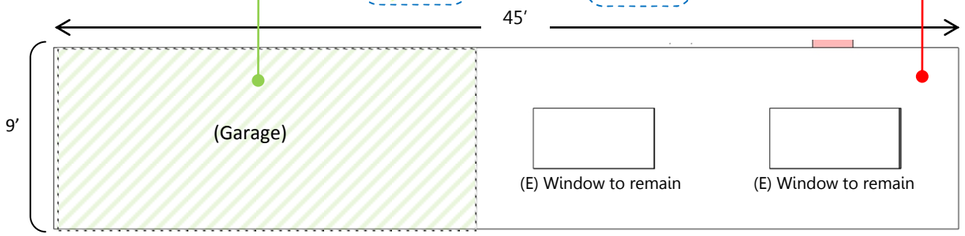


ELEVATIONS (Example)

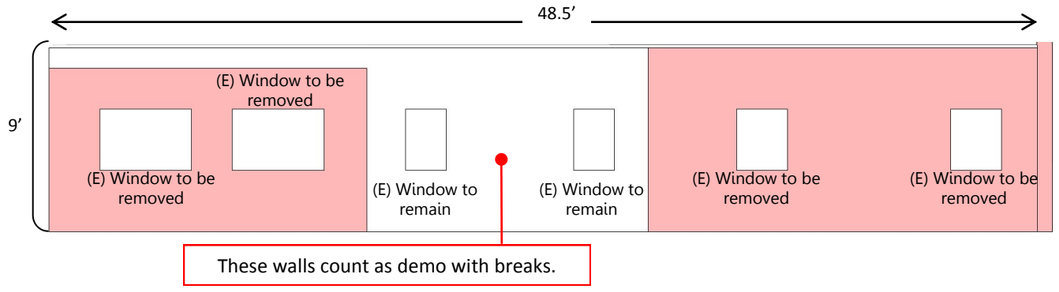
(E) FRONT ELEVATION



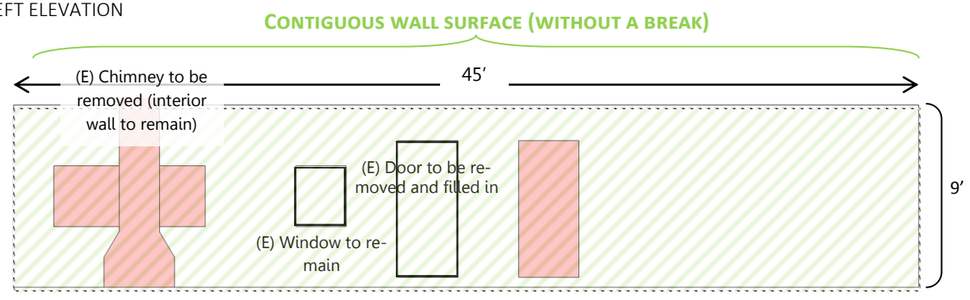
(E) RIGHT ELEVATION



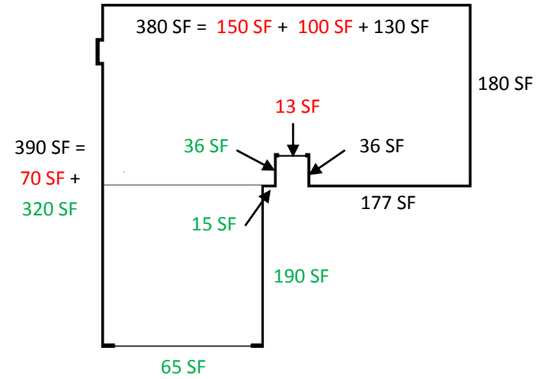
(E) BACK ELEVATIONTION



(E) LEFT ELEVATION



DEMOLITION CALCULATION (Example)



A. Existing Wall Surface Area

	Total Wall Surface*	Wall to be Removed	Wall to Remain	Contiguous Wall
FRONT	342 SF	13 SF	329 SF	116 SF
RIGHT SIDE	370 SF	0 SF	370 SF	190 SF
LEFT SIDE	390 SF	70 SF	320 SF	320 SF
REAR	380 SF	250 SF	130 SF	0 SF
TOTAL	1,410 SF			626 SF

**Wall Surface minus Existing Windows/Doors/Vents)*

B. Calculate 50% of wall surface = 1410 SF ÷ 2 = 705 SF

C. Longest Contiguous Existing Wall Area to Remain *(highlighted with green hatch-mark)*

= FRONT (116 SF) + RIGHT (190 SF) + LEFT (320 SF) + REAR (0 SF) = 626 SF

B > C

(705 SF) (626 SF)

SUMMARY

Remaining longest existing exterior wall area (C) is less than 50% of total exterior wall area (B).

Thus, Technical Demolition